PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48852
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/13/07 14:10 2 pgs
Fees:13.00 Taxes:7770.00

20070813-0096630

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary Kimball Carroll Kimball 1213 Vintage Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 14413001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,100,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Hubbard Caldwell Jr. and spouse, Gertrude Sharp Caldwell**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gary Kimball and spouse, Carroll Kimball** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 and the southerly one half of Lot No. 26 on the plan of Section I, Chickering Estates, of record in Book 2663, Page 87, Register's Office for said County described together in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, Dated April 4, 1977, Job No. W2-1413S-C, As Follows:

Beginning at an iron pin in the southerly margin of the cul-de-sac at the southerly terminous of Chickering Lane, said iron pin being located at the front common corner of Lots Nos. 24 and 25 on said plan; thence with the line between said Lots Nos. 24 and 25 southerly 127.2 feet to an iron pin at the rear common corner of said Lots Nos. 24 and 25; thence with the southerly line of said Lot No. 25 N. 85° 17' West 549.0 feet to a concrete monument at the southwest corner of said Lot No. 25; thence with the westerly lines of said Lots Nos. 25 and 26 N. 5° 14' East. Passing an iron pin at the rear common corner of said Lots Nos. 25 and 26 at 245.0 feet, a total distance of 382.5 feet to the rear common corner of the northerly one half and the southerly one half of said Lot No. 26; thence with the line between the northerly one half and the southerly one half of said Lot No. 26, eastwardly 528.85 feet, more or less, to the westerly margin of Chickerling Lane; thence with the westerly margin of Chickering Lane southwardly, passing a concrete monument at 27.15 feet and an iron pin at the front common corner of said Lots Nos. 25 and 26 at 122.15 feet, a total distance of 141.15 feet to a concrete monument at the beginning of the cul-de-sac at the southerly terminous of Chickering Lane; thence with the northwesterly, westerly and southwesterly and southerly margins of the cul-de-sac at the southerly terminous of Chickering Lane, southwestwardly along a curve to the right, having a radius of 25 feet, 18.7 feet to a concrete monument and southwestwardly, southwardly, southeastwardly and eastwardly along a curve to the left, having a radius of 50 feet, 115.9 feet to the iron pin at the point of beginning.

Being the same property conveyed to Gertrude Sharp Caldwell and husband, Benjamin Hubbard Caldwell, Jr. by deed from Sarah Robinson Sharp of record in Book 3670, Page 321, Book 3679, Page 607, and Book 3972, Page 626 dated and executed on December 27, 1965 and recorded on December 28, 1965 in the Register's for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Pages 86 and 87, said Register's Office, which Plan shows a 10 foot easement for public utility purposes along the rear and southerly side lines of said lot.

This is improved property, known as: 4321 Chickering Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of August, 2007.

Benjamin Hubbard Caldwell Jr. / Gertrude Sharp Caldwell

Benjamin Hubbard Caldwell Jr.

Gertrude Sharp Caldwell

State of TENNESSEE

County of DAVIDSON COUNTY

On this 9th day of August, 2007 , before me the undersigned authority, personally appeared Benjamin Hubbard Caldwell Jr. and Gertrude Sharp Caldwell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON COUNTY

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,100,000.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2007

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public